

9911 92 Avenue
Grande Prairie, Alberta

MLS # A2019462



\$165,000

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	864 sq.ft.	Age:	1962 (61 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Heating Paid For, Natural Gas
Features:	Ceiling Fan(s), High Ceilings		

Inclusions: N/A

Affordable Living in this bungalow style duplex property. This property would appeal to an Investor or Homeowner. It offers 2 bedrooms, a main bathroom (4 pc.), spacious living room with high ceilings and the kitchen on the main floor. The linoleum and carpet have been replaced in the last several years. The basement has a partially finished bedroom and 3 pc. bathroom that is finished but not being used. The basement otherwise is undeveloped. There is a newer furnace and hot water tank. The yard is private, fully fenced and a nice size. There is a private frontage road in the very front of this semi-detached property. This property is tenant occupied until November 2023. Investors Welcome !